

Renovated 17th-century farmhouse, 1.5 ha near Dax, perfect for nature lovers and horse enthusiasts.



## INFORMATION

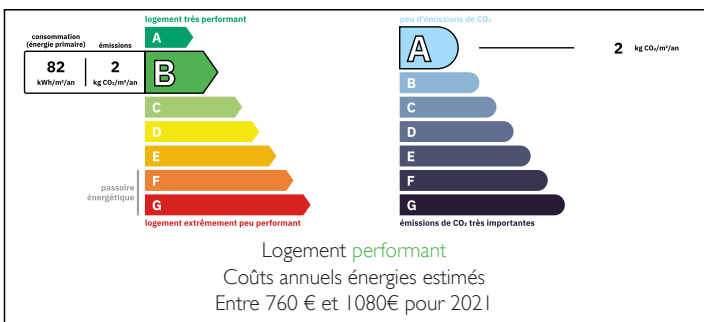
Town:	Dax
Department:	Landes
Bed:	4
Bath:	2
Floor:	160 m <sup>2</sup>
Plot Size:	15400 m <sup>2</sup>



## IN BRIEF

Discover this stunning 17th-century farmhouse, fully renovated with high-quality materials and modern amenities. Located just 15 minutes from Dax, this property spans 1.5 hectares of meadows and woodlands, offering a haven for nature lovers and equestrian enthusiasts. With eco-friendly features like a heat pump, solar water heater, and optimal insulation, the home blends modern comfort with historical charm. Featuring 3 bedrooms, a bright living room, a Scandinavian wood stove, and multiple outbuildings, it's ideal for peaceful living or a tourism project. The grounds are abundant with 80 fruit trees, a vegetable garden, and spaces for horses. Set in a village with all amenities, this property invites you to embrace a simpler, nature-inspired lifestyle in a truly unique setting.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 789 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

An exceptional property:

Step into the timeless charm of this 17th-century farmhouse, passed down through generations and fully renovated in 1998. Combining high-quality materials with modern technology, this home offers ultimate comfort while preserving its authentic character.

Sustainable renovations:

The central heating system is powered by a heat pump, complemented by a solar water heater. Double and triple-glazed windows ensure excellent thermal and sound insulation, significantly reducing energy consumption.

Breathtaking natural surroundings:

The property spans 1.5 hectares of meadows and woodlands, dotted with century-old oaks and chestnut trees. This idyllic setting is perfect for housing horses or simply reconnecting with nature. A secluded cabin in the forest provides a tranquil retreat for meditation and relaxation.

A warm and functional interior:

The house unfolds over two levels:

Ground floor: Multiple entrances lead to a spacious living room with a Scandinavian wood stove, a bright lounge opening onto a south-facing terrace, and a kitchen illuminated by a skylight. This level also includes two bedrooms, a bathroom with a shower, a separate WC, and an office.

First floor: Accessed via the kitchen, a mezzanine leads to an additional bedroom and a shower room with WC.

Well-equipped and lush exteriors:

The garden boasts 80 fruit trees, a vegetable garden, and a well for irrigation.

The outbuildings include:

A garage/workshop with an upper level.

A barn for agricultural equipment (tractor, log splitter).